

2/11/11 9:03:44
DK M BK 651 PG 714
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared by
Fearnley & Califf, PLLC
Linda J. Mathis, Attorney – MS Bar Number: 9183
6389 N. Quail Hollow Road
Memphis, TN 38120
Phone No.: (901) 682-5668
Firm File No.: FC1012076

GRANTOR'S ADDRESS & PHONE NUMBER(S)
Jimmy Krah! Homes, LLC
105 Burton Place Drive
Oakland, TN 38060
Work Phone #: 901/569-7725
Home Phone #: n/a

GRANTEE'S ADDRESS & PHONE NUMBER(S)
Betty Jean Irby
7097 Foxhall Drive
Horn Lake, MS 38637
Work Phone #: n/a
Home Phone #: 901/355-5689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jimmy Krah! Homes, LLC**, Grantor, a Mississippi limited liability company, does hereby sell, convey and warrant unto **Betty Jean Irby**, Grantee, a single woman, as her sole and separate property, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Indexing Instructions:

Lot 80, Section B, Rosebury P.U.D., situated in Section 10, Township 2 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 97, Page 29, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being all or part of the same property conveyed to Jimmy Krah! Homes, LLC, by Special Warranty Deed of record in Book 610, Page 223 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The said Grantor does hereby covenant with the Grantee that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all protective covenants, rights of way, easements, mineral reservations or conveyances of record pertaining to the subject property; and

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2011 City of Southaven taxes and 2011 DeSoto County taxes not yet due and payable;
- Any prior reservation or conveyance, together with release of damages of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Easements or other uses of subject property not visible from the surfaces, or easements or claims of easements, not shown by the public records.
- Rights or claims of parties in possession not shown by the public records.
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 97, Page 29, in the Clerk's Office of DeSoto County, Mississippi;

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS THE SIGNATURE OF THE GRANTOR this 26th day of January, 2011.

Jimmy Krah! Homes, LLC

BY: Michael A. Fearnley, Managing Member

STATE OF TENNESSEE

COUNTY OF SHELBY

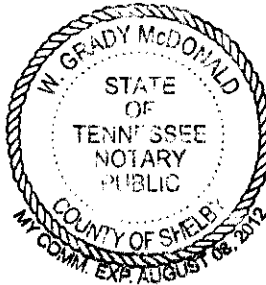
On this 25th day of January, 2011, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Michael A. Fearnley, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Managing Member of Jimmy Krah! Homes, LLC, the within named bargainor, a Mississippi LLC and that he as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Managing Member.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/8/2012



Property Address: 4780 Rosewood Cove
Southaven, MS 38672

Tax Parcel No: 207210130-0008000

Mail Tax Bills To: Mortgage Research Center, LLCdba VAMORTGAGECENTER.COM
2101 Chapel Plaza Court, Suite 107
Columbia, MO 65203

After Recording Return to:

Fearnley & Califf, PLLC
6389 N. Quail Hollow Road - Ste. 202
Memphis, TN 38120
File # FC1012076